

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE

Due to technical difficulties 25 minutes of this meeting are missing from the video.

SPECIAL MEETING
FINISHED AGENDA

x = Attendees

DATE: December 16, 2008
TIME: 12:00 p.m.
PLACE: Council Chambers

x Das Williams, Chair
x Dale Francisco
x Grant House

Office of the City
Administrator

Office of the City
Attorney

x Lori Pedersen,
Administrative Analyst

x Stephen P. Wiley
City Attorney

x Beatriz Gularte, Project Planner
x John Ledbetter, Principal Planner
x Bettie Weiss, City Planner

ITEM FOR CONSIDERATION

Subject: Alternative Building Heights Charter Amendment

Recommendation: That the Ordinance Committee discuss the amendment to City Charter Section 1506 and any necessary implementing ordinance with regard to changing the City Charter's 60-foot building height allowance for certain commercial zones and to require new front yard setback standards.

The Ordinance Committee heard staff presentation and public comment. It moved the following:

- a) Require a variable front yard setback for all buildings in the C-2 and C-M and for buildings that exceed the height limit in the M-1 zone;
- b) The exemption for the 5 foot variable setback along State Street should go all the way to Sola Street and include the first blocks East and West of State Street;
- c) The requirement to exceed the 45 foot height limit should be based on a percentage of square footage of the building being rental or affordable;
- d) Rental projects that exceed the height limit should be prohibited from converting to condominiums;
- e) Projects exceeding the height limit will be required to substantially increase the open space requirements, ABR and HLC to provide input;

- f) Additional height request for affordable and rental projects would go before Council for approval (similar to Community Priority process), PC to suggest criteria;
- g) In order to exceed the height limit, need a base number of 10 ownership units. 30% of the units (including employer provided housing) would be required to be middle income affordable for any projects to exceed the height limit, Planning Commission to provide guidance on minimum number of units and percentage required if upper middle income units;
- h) 100% of the commercial floor should be required for a Community Priority designation with the longest term possible and any change would required a conditional use permit or similar; The height limit requirement should be reduced to 45 feet; and
- i) Discuss with advisory boards, 52 feet as the maximum height measured to plate height or 55 feet or taller to ridge line.

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE

FINISHED AGENDA

DATE: March 3, 2009
TIME: 12:30 p.m.
PLACE: Council Chambers

x Das Williams, Chair
x Dale Francisco
x Grant House

Office of the City
Administrator

Office of the City
Attorney

x Nina Johnson
Assistant to the City Administrator

x Stephen P. Wiley
City Attorney

x Bettie Weiss
x Beatriz Gularte
x John Ledbetter
x Paul Casey

ITEM FOR CONSIDERATION

Subject: Alternative Building Heights Charter Amendment

Recommendation: That the Ordinance Committee review and make a recommendation to Council on draft charter language amending City Charter Section 1506 with regard to changing the City Charter's 60-foot building height allowance for certain commercial zones.

The Ordinance Committee received a staff presentation, heard public comment and discussed components of a possible supplemental charter amendment to the Save El Pueblo Viejo charter amendment.

The Committee provided input and recommended an alternative charter amendment and companion ordinance.

The Ordinance Committee recommended lowering the height to a base height of 40 feet in El Pueblo Viejo, and 45 feet in the other zones that currently allow 60 feet. For projects that request an exception to exceed the 40/45 foot height limit they recommended that:

- the existing definition of Community Priority be used
- all projects with ownership units provide 30% of the units affordable to middle-income households
- projects with rental units include 30% of the units affordable to middle income households
- findings be made regarding open space, exemplary architecture, and the variable front yard setback.

The agenda item was continued to the March 10th Committee agenda to review draft charter amendment language and a draft companion ordinance.

CITY OF SANTA BARBARA

ORDINANCE COMMITTEE

FINISHED AGENDA

DATE: March 10, 2009
TIME: 12:30 p.m.
PLACE: Council Chambers

x Das Williams, Chair
x Dale Francisco
x Grant House

Office of the City
Administrator

Office of the City
Attorney

Lori Pedersen
Administrative Analyst

x Stephen P. Wiley
City Attorney

x Bettie Weiss
x Beatriz Gularte
x Steven Faulstich

ITEM FOR CONSIDERATION

Subject: Alternative Building Heights Charter Amendment

Recommendation: That the Ordinance Committee review and make a recommendation to Council on draft charter language amending City Charter Section 1506 with regard to changing the City Charter's 60-foot building height allowance for certain commercial zones.

The Ordinance Committee received a staff presentation and heard public comment on the draft amendment language and draft companion ordinance for the Alternative Charter Amendment.

The Committee forwarded the draft amendment language and draft companion ordinance to Council with the following changes:

- Community Priority and residential projects that meet criteria for exception to building height would be allowed up to an additional 15 feet in height.
- That rental projects provide 30% of the rental units to low-income households, consistent with the City's Affordable Housing Policies and Procedures.
- That ownership residential projects provide 30% of the units as affordable up to Middle Income households to qualify for an exception to building height.
- That projects receive a concept review from design review on broad design issues before going to Council for a preliminary designation.
- Directed the City Attorney to revise charter amendment language to put emphasis on community priorities up front.